



## OFFICE OF RACIAL EQUITY AND SOCIAL JUSTICE

Marc Elrich  
County Executive

Tiffany Ward  
Director and Chief Equity Officer

### MEMORANDUM

June 5, 2023

To: Jennifer Bryant, Director  
Office of Management and Budget

From: Tiffany Ward, Director  
Office of Racial Equity and Social Justice 

Re: Racial Equity Impact Assessment (REIA) Supplemental Appropriation (SA) #23-102  
Emergency Rental Assistance Program 2 (\$6,000,000)

- I. **FINDING:** The Office of Racial Equity and Social Justice (ORESJ) finds that *Supplemental Appropriation #23-102 Emergency Rental Assistance Program 2* is likely to advance racial equity and social justice in Montgomery County. This finding is unchanged from prior REIA's on the Emergency Rental Assistance Program as this SA does not appear to substantively alter programming funded by SA #22-85 Maryland Department of Housing and Community Development Grant: Emergency Rental Assistance Program and #SA 22-86 Additional MD Emergency Rental Assistance Program 1. Like prior SAs this funding will continue to utilize targeting criteria to provide rental assistance to low-income communities and communities of color.
- II. **BACKGROUND:** The Emergency Rental Assistance Program provides funding for low-income County residents facing hardships resulting from the COVID-19 pandemic. The program assists households that are unable to pay rent or utilities. The County was recently awarded additional funding from the MD Department of Housing and Community Development to continue this program. Priority is given to households with income below 50% of the AMI and unemployed for more than 90 days. Additionally, households who have current eviction hearings or judgments, or who live in a high-needs geographic area will be prioritized as well for assistance.

Racial Equity Impact Assessment (REIA) Supplemental Appropriation (SA) #23-102  
Emergency Rental Assistance Program 2

June 7, 2023

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III. **ANALYSIS:** As indicated earlier, ORESJ has previously analyzed the Emergency Rental Assistance Grant Program. Our full analysis can be found in the following REIA's:

- Supplemental Appropriation #22-85 Maryland Department of Housing and Community Development Grant: Emergency Rental Assistance Program and (SA) #22-86 Additional MD Emergency Rental Assistance Program 1  
<https://www.montgomerycountymd.gov/ore/Resources/Files/22-85and22-86.pdf>
- Supplemental Appropriation #22-34 Emergency Rental Assistance Program 2  
<https://www.montgomerycountymd.gov/ore/Resources/Files/22-34.pdf>
- Supplemental Appropriation #21-527 Covid-19 Rent Relief Program  
<https://www.montgomerycountymd.gov/ore/Resources/Files/21-527.pdf>

The Department of Housing and Community Affairs (DHCA) estimates that approximately 10% of renters may be eligible to receive assistance under this program. In total, the COVID-19 Rental Relief Program has approved \$98.6 million in payments for 12,449 households<sup>1</sup>. Race and Ethnicity data for tenants shows that 45% of recipients were Black and 23% of recipients were Hispanic. Additionally, 3,734 residents were scheduled for eviction after July 19, 2021, but fewer than 8% of writs typically resulted in eviction. Around 21% of households with a writ have applied for emergency rental assistance<sup>2</sup>.

A study from Eviction Lab and the Russell Sage Foundation found that Covid-era policies at the federal, state, and local levels led to eviction filings being cut by more than half<sup>3</sup>. It also indicated that eviction filings are beginning to trend back upwards, even surpassing pre-COVID-19 numbers in some locations. This trend underscores the need for the continuation of COVID-19 policies that have assisted households with maintaining housing stability.

cc: Dr. James Bridgers, Acting Director, Department of Health and Human Services  
Ken Hartman, Director, Strategic Partnerships, Office of the County Executive

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<sup>1</sup> Montgomery County, Maryland Department of Health and Human Services. DHHS Pulse Report. Covid-19 Impact and Recovery. May 17, 2023. Available at: <https://www.montgomerycountymd.gov/covid19/Resources/Files/pulse/DHHS-Pulse-230517.pdf>.

<sup>2</sup> The DHHS Pulse Report Eviction Tracker notes that records on writs for eviction can include commercial tenants as well as multiple notices for a single household. The stats attempt to capture unique residential households only, but it is not always possible to make such distinctions.

<sup>3</sup> Eviction Lab. COVID-era policies cut eviction filings by more than half. Available at: <https://evictionlab.org/covid-era-policies-cut-eviction-filings-by-more-than-half/>